

AMENDMENT #2006-T-2: CITY OF RENTON

DESCRIPTION: Text Amendments to update the Land Use Element to reflect changes in the Center Village (CV) Policies.

ISSUE SUMMARY:

1. Amended Policy LU-318 to delete Residential 10, 10 dwelling units per acre (R-10) as an implementing zone and add Residential 14, 14 dwelling units per acre (R-14) as an implementing zone in the CV and clarify that the Residential Medium Density (RMD) zone with suffixes can implement the CV zone.
2. Amend Strategy 319.2 to reference a sub-area plan rather than a redevelopment plan.
3. Amend Strategy 319.3 to delete a statement that areas east of Edmonds and north of Sunset currently zoned Residential Multi-Family (RMF) are to remain in residential use and the area north of 12th St. currently zoned R-10 is to remain in residential use.

RECOMMENDATION SUMMARY: Approval of the text amendments as drafted is recommended. Recommend that the City Council hold an additional public hearing on concurrent zoning map amendments from R-10 to R-14 within the CV Land Use designation, and the City proposed zoning text amendments to the R-14 zone.

ANALYSIS:

Issue 1 Deletion of the R-10 zone and the addition of the R-14 zone as an implementing zone in the CV Land Use Designation.

This text amendment establishes the R-14 zone as an implementing zoning within the CV zoning designation. The R-14 zone is an existing adopted zone in the Renton Municipal code and it is presently only applied within the RMD Land Use Designation. The R-10 zone is currently applied both within the CV and the RMD Land Use Designations. The R-10 zone and the existing R-14 zone have different densities, development standards, and allowed uses.

The issue before the Commission is whether the R-14 zone is an appropriate implementing zone for the CV, and whether the Commission can support the City Council holding an additional public hearing on the concurrent re-zoning of properties currently zoned R-10 as part of the overall 2006 Comprehensive Plan Amendment proposal.

As a result of public involvement about future land use and zoning in the Highlands Sub-Area, the City Council directed staff to revise the prior zoning proposal, the Center Village Residential (CVR) zone, proposed to implement the CV land use designation. The City has now formally withdrawn the prior zoning proposal. The City Council has determined that the current R-10 zone does not provide needed opportunities for property owners to redevelop their property consistent with the Center Village Land Use designation, and that it does not implement the CV. The adopted Comprehensive Plan calls for review and adoption of new zoning for the Center Village. The City Council has directed staff to prepare amendments to

allow the more flexible R-14 zone in the Highlands, rather than the new higher density zone that the Commission reviewed over the last several months. However, the R-14 zone is not currently an allowed implementing zone in the CV Land Use designation. For the Council to consider using the R-14 zone, the City must first amend the Comprehensive Plan to allow R-14 to become an implementing zone. That is the action before the Planning Commission at the present time.

The City Council has also directed city staff to draft amendments to the current R-14 zone to more efficiently implement the CV land use vision and urban forms. The revisions to the R-14 zone text and the actual rezoning of property from R-10 to R-14 are not before the Commission at this public hearing tonight, and will be reviewed by the City Council in separate actions with an additional public hearing.

If the R-14 zoning text amendments now under review were not adopted by the City Council, then the existing R-14 zoning would be applied in this area upon rezoning.

The major difference between the two zones is summarized in the Table 1.

Table I
R-10 and R-14 Zoning Comparison

	R-10 zone	Current R-14 zone	Proposed Revisions to R-14 zone discussed with the City Council. (Not yet available for review and subject to additional public hearing.)
Density	Minimum 4 du/ac Maximum 10 du/ac No bonus	Minimum 10 du/ac Maximum 14 du/ac Bonus 18 du/ac for alley access, open space and design features.	Minimum 7 du/ac Maximum 14 du/ac Bonus 18 du/ac bonus requirement still under review. Affordable housing will be added.
Use	Single-Family Detached Duplex Multi-family up to 4 dwelling units	Single Family Detached Attached Units up to 3 attached, up to 4 units with bonus. Flats or Apartments up to 6 units in one building allowed, up to 8 with bonus.	Single Family Detached Attached Units up to 3 attached, up to 4 units with bonus. Flats or Apartments up to 6 units in one building allowed, up to 8 with bonus.

CAPACITY ANALYSIS: This change would allow an increase of 4 dwelling units per acre to the base density and a potential bonus density of up to 18 dwelling units per acre in all areas of the CV currently zoned R-10. This change in capacity is estimated to allow an additional 196 units compared to redevelopment under the existing R-10 zone.

COMPREHENSIVE PLAN COMPLIANCE: The implementing zoning with the CV needs to require uses, densities, and development standards that implement the following adopted Comprehensive Plan policies.

CENTER VILLAGE LAND USE DESIGNATION

Purpose Statement: Center Village (CV) is characterized by areas of the City that provide an opportunity for redevelopment as close-in urban mixed-use residential and commercial areas that are pedestrian oriented. These areas are anticipated to provide medium to high-density residential development and a wide range of commercial activities serving citywide and sub-regional markets. CVs typically are developed within an existing suburban land use pattern where opportunities exist to modify the development pattern to accommodate more growth within the existing urban areas by providing for compact urban development, transit orientation, pedestrian circulation, and a community focal point organized around an urban village concept.

Objective LU-CCC: Develop CVs, characterized by intense urban development supported by site planning and infrastructure that provides a pedestrian scale environment.

Policy LU-317. Apply the CV Designation to areas with an existing suburban and auto-oriented land use pattern, which, due to availability and proximity to existing residential neighborhoods, are candidate locations for a higher density mixed-use type of development.

Policy LU-318. Implement the CV Designation using multiple zoning designations including R-10, CV, and RMF.

Strategy 319.1. Evaluate commercial and residential development standards in the CV and replace zoning designations or re-zone with the vision for a CV designation.

Strategy 319.2. Prepare a Highlands Plan as a sub-area plan to further refine the land use concept for and implement the Center Village land use concepts. Phasing of the Highlands Redevelopment Plan is expected to occur over a 2 – 5- year period.

Strategy 319.3. Areas east of Edmonds and north of Sunset currently zoned RMF are to remain in residential use. The area north of 12th St. currently zoned R-10 is to remain in residential use.

Policy LU-320. Allow residential density ranging from 10 to 80 dwelling units per acre in the CV Designation.

Policy LU-321. Encourage mixed-use structures and projects.

Policy LU-322. Orient site and building design primarily toward pedestrians and people to maximize pedestrian activity and minimize automobile use for circulation within the Center.

Policy LU-323. Accommodate parking within a parking structure. Where structured parking is infeasible, parking should be located in the back or the side of the primary structure. Discourage parking lots between structures and street rights-of-way.

Policy LU-324. Use alley access where alleys currently exist. Encourage designation of new alleys in redevelopment projects.

Policy LU-325. Encourage shared parking to use urban land efficiency.

Policy LU-326. Develop design guidelines to provide direction on site design, building design, landscape treatments, and parking and circulation components of new development projects. Implementation of this policy should be phased within three years of the adoption of the 2004 Update.

Policy LU-327. Encourage uses in CVs that serve a sub-regional or citywide market as well as the surrounding neighborhoods.

Policy LU-328. Encourage more urban style design and intensity of development (e.g. building height, bulk, landscaping, parking) within CVs than with land uses outside the Center.

Policy LU-329. Promote the clustering of community commercial uses and discourage the development of strip commercial areas.

Policy LU-330. Residential development within CVs is intended to be urban scale, stacked, flat and/or townhouse development, with structured parking.

Policy LU-331. Prohibit new garden style multi-family development.

Policy LU-332. Provide community scale office and service uses.

The purpose of the R-10 zone demonstrates that the R-10 zone is a lower density and lower intensity residential zone that does not support the land use policies in the CV. Density is 4 to 10 dwelling units per acre, and the emphasis is on maintaining the single-family character of the neighborhood.

Purpose Statement Residential-10 DU/ACRE (R-10) Zoning:

The Residential-10 Dwelling Units Per Net Acre Zone (R-10) is established for medium-density residential development that will provide a mix of residential styles including detached dwellings or semi-attached dwellings on small lots, attached townhouses, and small-scale attached flats. Development promoted in the zone is intended to increase opportunities for detached and semi-attached single-family dwellings as a percent of the housing stock, as well as allow some small-scale attached housing choices and to create high-quality infill development that increases density while maintaining the single-family character of the existing neighborhood. Allowable base densities range from four (4) to ten (10) dwelling units per net acre. The zone serves as a transition to higher density multi-family zones.

The purpose of the R-14 zone, in contrast, shows that this zoning provides the density and flexibility to implement the CV. Density and intensity are higher, a wider range of townhouse and multifamily development is allowed, but the structure size is regulated to achieve a quality neighborhood with a mix of detached, townhouse, and attached units.

Purpose Statement Residential-14 DU/ACRE (R-14) Zoning:

The purpose of the Residential-14 Dwelling Units Per Net Acre Zone (R-14) is to encourage development of new residential neighborhoods that provide a mix of detached, semi-attached, and attached dwelling structures organized and designed to combine characteristics of both typical detached single-family and small-scale multi-family developments. Densities range from eight (8) to fourteen (14) units per net acre with opportunities for bonuses up to eighteen (18) dwelling units per net acre. Structure size is intended to be limited in terms of bulk and scale so that the various unit types allowed in the zone are compatible with one another and can be integrated together into a quality neighborhood. Project features are encouraged such as yards for private use, common open spaces, and landscaped areas that enhance a neighborhood and foster a sense of community. Civic and limited commercial uses may be combined with residential development when they support the purpose of the designation.

Issue 2 Reference to Redevelopment Plan rather an Sub-Area Plan

This amendment eliminates a reference to a Highlands redevelopment plan. The City Council has determined not to pursue a Highlands Redevelopment Plan at this time. The reference is changed to a “Sub-Area Plan” which is a planning policy document.

Issue 3 Strategy 319.3

This amendment proposes to eliminate the restriction on non residential uses north of 12th St. and east of Edmonds. Both the R-14 Zone and the CV zone provide the opportunity for mixed use developments that could include non-residential uses. In addition, the existing Fire Station and library are non-residential uses and both are located north of 12th Street.

The proposed amendments meet the findings required for Comprehensive Plan amendments in Title IV Section 4-9-020 in that it supports the adopted vision of the Comprehensive Plan (Proposal 1), it supports the adopted Council Business Plan Goal #2 of promoting Neighborhood Revitalization (Proposal 1 and 3), and amends the Comprehensive Plan to incorporate new policy directives of the City Council (Proposals 1, 2, and 3).

ZONING CONCURRENCY: Concurrent rezoning will be required in the portions of the Highlands study area with current R-10 zoning to provide. Additional analysis and public hearing notification will be required for that action.

CONCLUSION: Approval of the proposed Comprehensive Plan text amendments is recommended to provide better implementation and consistency with the overall Comprehensive Plan Vision as adopted by the City Council.